

VILLA VOICE

Reporting the News and Happenings Around the Bobcat Villas

Calendar

Villa Potluck, Oct. 15, 5 pm
Happy Hour, 5:30 pm, Dinner,
Villa Clubhouse.*

Villa Halloween Party, Oct. 31,
6:30 pm, Villa Clubhouse*

Villa Coffee, Nov. 2, 9 am, Villa
Clubhouse

Water Aerobics, Daily, 10 am,
Villa Pool

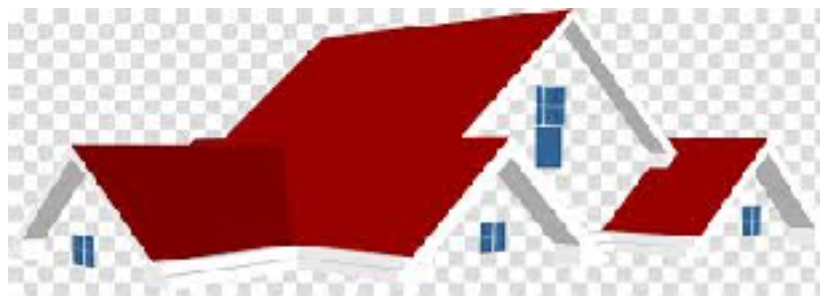
Movie Night, Every
Wednesday, 6:30 pm, Villa
Clubhouse

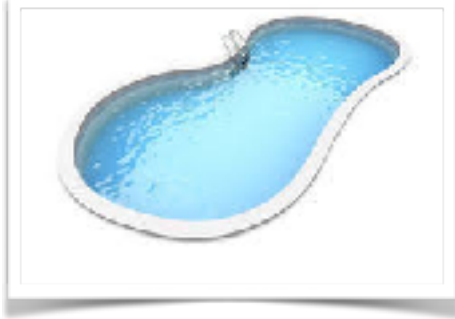
Other events may be
scheduled throughout the
month. Be sure to check the
message boards at each post
office station and in the
breezeway of the Clubhouse



Roof Replacement Update

Here is an update to a letter sent to Villa owners this summer about the increasing number and increasing costs of roof repairs. You'll recall the Villa Board of Directors met with a company about doing a visual inspection of all of the roofs to determine if the repairs are a result of damage from Hurricane Irma in 2017. That inspection, done with the assistance of drone technology, did show considerable damage likely attributed to hurricane activity.





Villa Pool to Close for Repairs

The Villa Pool is slated to close Friday, Oct. 11 for 3 weeks for resurfacing. The need for this was identified several years ago and the current Villa budget now allows for it to move forward. Should any unforeseen issues arise or the weather not cooperate, the timeline may change.

During most of this time, the community pool located next to the golf course clubhouse and across from the Bobcat Community Center is open to Villa residents. HOWEVER, be aware that that pool will be closed from Oct. 15 - 21.

Fortunately we here in Bobcat Trail are situated within 15-20 minutes of a variety of beautiful beaches. Choose one and enjoy your day at the beach!



The Board continued discussions and deliberations and voted unanimously to contract with Knox Services to file an insurance claim for any and all damages to our roofs. Again, a letter was sent to all Villa owners outlining the terms of this arrangement.

This process could take months for an agreement between our insurance provider, Knox and the Villa board to be reached. In the meantime, you'll see Knox personnel onsite doing additional inspection work. All residents are also asked to do a visual inspection of their Villas to look for any recent signs of water damage. For those of you who have not yet returned to Florida, please ask whoever performs your regular home check or someone else who has access to your unit to look for internal water damage. Please report any findings to Chris McCluskey, Villa HOA Manager, at c.mccluskey@starhospitalitymanagement.com.

If the insurance adjusters deem a full replacement of all Villa roofs is required, the community will have to cover the 2 percent deductible per our Villa insurance coverage. Each Villa owner will assessed between \$1200 and \$1500 to cover this cost. Check with your homeowners insurance policy and/or your insurance agent to see if you have coverage for this expense included in your policy.

Should all of this come to fruition and our Villa roofs are replaced due to hurricane damage, this will mean a huge boon to the HOA. A recent estimate to replace all the roofs throughout the community came to over \$2 million. And while there is a specific line item within the HOA's reserve budget, amassing that amount would mean a steady increase in our HOA dues for the next 19 years, if the roofs last that long. With the increasing number and cost of unit-by-unit repairs, it is doubtful replacement could wait another 19 years.

Thanks to the board and specifically those appointed to a special study group for their work on this project: Joe Karlovits, Betty Ann Copley Harris, George Baillie, Bob Clabough, Gilles Leduc, and Lou Sperduto. If you have any questions about this process, please direct them to Chris McCluskey. Both Chris and the Board will keep all Villa owners informed as the process continues.

Villa Potluck Returns in October

The Villa Potluck has been a popular, regularly scheduled event within the Community for as long as many residents can remember. All attendees are invited to bring a “covered dish” to share with others and their favorite beverage. It’s always a bountiful buffet of *really good food*. And interestingly enough rarely does this resident ever remember a time when several of the same dishes showed up. Can you imagine a table full of green bean casseroles? Or thousands of meat balls rolling around their flavorful sauces in a colorful row of crock pots?

The Villa Potluck is scheduled for Tues., Oct. 15, with happy hour beginning at 5:00 p.m. and dinner at 5:30 p.m. You must sign up for this event so the Social Committee has a seat for you. The sign-up sheet is posted on the bulletin board in the breezeway of the Clubhouse. Plan to attend to enjoy one of the best dinners you’ll have all month!

A Ghoulish-ish Halloween Party

Break out your best Halloween costume or not, but do not miss the Villa’s Halloween Party on Thurs., Oct. 31 beginning at 6:30 p.m. Costumes are optional for this evening of fun, fright and freaky food. Well, actually you’re encouraged to bring a snack or dessert and your own beverage - freaky or otherwise! Those in costume will be judged with the “best dressed” winning a prize. Signing up is required as, with all activities, the Social Committee wants to make sure enough people attend and enough seats are provided.

Coffee Hour at the Villas

As each month begins, so does the Villa Coffee. Held in November on Saturday, the 2nd

beginning at 9:00 a.m., the Villa Coffee features plenty of hot coffee and an impressive array of breakfast treats. Sometimes it’s a variety of obscenely large doughnuts; other times it’s coffee cakes, breakfast breads, scones, fruit, and other homemade goodies. What a way to start your weekend!

Other Activities to Commence

Movie Night is one of the Villa activities that has continued throughout the summer. From first run movies to golden oldies, the movies shown brings fans together for a fun night of entertainment. Movie Night runs each Wednesday night beginning at 6:30 p.m. in the Villa Clubhouse. Be looking for the flyers posted at the postal kiosks for each week’s offering. And if you like, bring along a snack to share.

Water Aerobics is always available Monday-Friday at 10:00 a.m. in the Villa Pool. A recorded aerobics class is provided as are pool noodles to help keep you afloat while paddling, kicking and twisting. Even if you are the only one to show up one day, set the CD player up beside the pool and jump in.

As more of our seasonal residents return to the Villas, additional activities will get underway. Be looking on each month’s calendar for Open Euchre, Trivia, Garden Club and Book Club.

If you have any suggestions for future Villa activities, feel free to forward them to any member of the Social Committee. We’ve already nixed dodge ball, ax throwing and skinny dipping, so think of something a little more - ummm - palatable. Social Committee members are: Marge Alden, Jill Ross, Bev Whetstine, Sue Mason, Joan Bellucci, and Debbie Ditterline.